

JEFFERSON COUNTY COMMISSIONERS
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TOM LYTHGOE, CHAIR

KEN WEBER

DAVE KIRSCH

**PROCEEDING OF THE BOARD OF COMMISSIONERS
COUNTY OF JEFFERSON, STATE OF MONTANA
September 15, 2009**

Present: Commissioners Lythgoe, Weber, and Kirsch; Harold Stepper and Mike Hoffman, County Planners; Matt Johnson, County Attorney; Dennis Owens, Deputy County Attorney; Jan Anderson, *Boulder Monitor/Jefferson County Courier*

CORRESPONDENCE

Commissioner Lythgoe noted receipt of change order #2 for Moonlight Ridge RSID from Great West. Commissioner Lythgoe signed the change order.

CALENDAR REVIEW

9/15 Solid Waste board - 6:00
RMDC public meeting re: Big Boulder apartments - 7:00
9/16 MTAG - 5:00
9/17 Headwaters - Butte - 1:00
RMDC - 3:00
RMDC awards banquet - 6:00
Whitehall Community Development Board - 7:00
9/20-9/24 MACo Annual Conference - Helena

COMMISSION REPORTS

LEADERSHIP MONTANA

Commissioner Weber reported that he attended the first Leadership Montana training in Big Sky the previous Wednesday through Friday.

SKY PARK RSID

Commissioner Weber reported that on Saturday, he attended a Sky Park homeowner's association meeting in Whitehall. Great West presented those in attendance with cost estimates. He has a feeling that they will be moving forward with a RID project.

SUBDIVISION REVIEW

September 15, 2009 minutes.wpd

JEFFERSON ACRES SUBDIVISION IMPROVEMENT AGREEMENT

Mike Hoffman, County Planner, stated that he requested that this be put on the agenda in the event that the Planning Department were to hear something from the developer and to give them a chance to discuss this if there were to be any new developments. Mike presented the Commission with several informational items that he was recently faxed. These include a letter from the fire chief, which conveys his agreement to an off-site water system, the original estimate to complete the work, letter from Granite Mountain Bank to grant a letter of credit, estimate dated September 11th at a greatly reduced amount, and a letter from Ray Lombardi stating intent to grant easement to a pond on his property for fire suppression.

Mike wanted the Commissioners to get an update of what is going on to date. Harold has been on-site. Commissioner Lythgoe stated that the estimate has gone down significantly, from \$104,000 to just over \$28,000.

Harold stated that he and Sean Bryant of Great West Engineering went and looked at the subdivision. He said that the roads are not in real good shape. The largest amount of gravel they could find at any one site was two inches, and there were some places where bare ground was showing through. Sean did take some gravel and base course samples and will have it evaluated. There are concerns with grade, and with water pooling in the barrow pit. None of the roads have a barrow pit on the downhill side of the road. Harold stated that there is quite a bit of road to be improved and they are not sure that the work can be done for the estimated amount of money. Sean will be working up some numbers and will get the information to us as soon as possible. Harold noted that in looking at the new estimate, the water storage has been taken out, which would account for the vast reduction in the estimate. Harold said that he talked to Ray Lombardi when he got back to the office. Mr. Lombardi stated that he had talked to the engineer about putting in a water storage facility, but he will need some money for the easement. Secondly, they don't have a design of how they plan to put in the dry hydrant.

Commissioner Lythgoe stated that he is looking at the first estimate versus the second estimate and there are a lot of items that have disappeared. Harold stated that the developer has opted to go with the pond at Lombardi's, as they were given an either/or choice. Harold said that his suggestion would be to wait to see what the estimate is from Great West and compare it to what they have from Smith.

Mike stated that the developer had the either/or option for water, and he feels that the county should have the same option. We don't know that the pond and easement are going to happen. Commissioner Lythgoe stated that the easement needs to be in place before final plat is granted. Mike stated that he wouldn't like to see the option of the storage tank go away if the county has to take the bond. There is no guarantee that the county could get the easement, and if the county has to take the bond which may not cover the cost of installing a tank. Commissioner Weber asked if we have the ability now or if this is something that he would like to do in the future. Mike said that we have the ability now.

Harold stated that he and Matt were just discussing this. Matt's suggestion is that the county contact Ray Lombardi. The county needs to be part of the agreement in the event that we have to take the bond. Secondly, they don't even know if the pond will serve the purpose. In talking to

Mr. Lombardi, this is a spring-fed pond and he can't remember a time when you couldn't get water out of there.

Commissioner Weber noted that the letter addressed to the planning department from Mr. Lombardi stated that water flows "consistently" to the pond. He feels that this needs to be constant.

ITEMS FOR COMMISSIONERS ACTION OR REVIEW

CANCEL MEETING OF SEPTEMBER 22ND DUE TO THE ATTENDANCE OF MACo CONFERENCE

Commissioner Weber moved to cancel the meeting of the 22nd. Commissioner Lythgoe seconded. The motion carried.

Commissioner Weber moved to adjourn. Commissioner Lythgoe seconded. The motion carried.

MEETING ADJOURNED

ATTEST:

**BONNIE RAMEY
CLERK AND RECORDER**

TOMAS E. LYTHGOE, CHAIR

KEN WEBER, COMMISSIONER

DAVE KIRSCH, COMMISSIONER